

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: December 16, 2014
RE: 15-0451CA/MA; 234-240 College Street

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: DT Ward: 3

Owner/Representative: Sisters & Brothers Investment Group / G4 Design Studios

Request: Demolish rear portion of building, construct new five story addition at rear for 9 units. Results in change from 19 residential units to 25 residential units for a net increase of 6 apartments.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 9 (Inclusionary & Replacement Housing), Article 11 (Planned Unit Development)

Background Information:

The applicant is seeking approval to remove an existing rear addition containing 3 residential units from the fire-damaged apartment building at 234-240 College Street and to replace it with a new, larger addition. The exterior of the existing building fronting College Street, known as the Messier Building, will remain largely unchanged, except that replacement windows will be installed throughout. The building was internally damaged by fire June 24, 2014 and is undergoing substantial interior renovation. The building contains 19 dwelling units; as proposed, it will contain 25 dwelling units with the new rear addition. The addition will be 5 stories tall and will essentially double the building mass, yet it will be largely hidden from view.

The Design Advisory Board reviewed this project October 14, 2014. The Board unanimously recommended approval of the project subject to the following conditions:

- Alleyway should be true pedestrian alley.
- Curb cut onto College Street to be closed allowing a new street parking space.
- Door provided onto alley should have some fenestration, not a security door.
- Indoor bike storage to accommodate access to alleyway.
- Bike storage must be accessible to internal elevator.

Revised plans have been submitted in response to the DAB's recommendation. Room for improvements, particularly with respect to the pedestrian alley, remains as noted in these findings.

The Conservation Board reviewed the project December 1, 2014 and recommended approval on a 5-1-2 vote. The Board requested that soils information be forwarded to them when the onsite geotechnical analysis is complete. The applicant has agreed to do so.

Previous zoning actions for this property are listed below.

- 8/5/14, Approval to replace windows lost to fire damage
- 10/12/12, Approval of parallel sign
- 8/24/09, Approval for change in use from office to retail
- 4/18/02, Approval of parallel sign on entry door

Recommendation: Review and table pending resolution of the side yard setback per Sec. 4.4.1 (d) 3, improvement of the pedestrian alley per Sec. 6.2.2 (j), provision of a roof plan per Sec. 6.3.2 (h), clarification of parking per Sec. 8.1.8, provision of bike parking details per Sec. 8.2.5, and provision of inclusionary housing details per Article 9.

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

The proposed development will require additional water and sewer service. Adequate capacity is available; however, written confirmation from the Department of Public Works is needed. A State of Vermont wastewater permit will be required. **(Affirmative finding if conditioned)**

2. The character of the area affected;

The subject property is located north of the city's downtown core within the Downtown Transitional zone, one of several Downtown Mixed Use zones. The immediate vicinity reflects the diversity of uses allowed within the Downtown Mixed Use zones and contains office space, multi-family apartments, the YMCA, a movie theatre, and the Fletcher Free Library. With the exception of the library, all surrounding properties are at, or near, 100% lot coverage. The built environment is densely developed but not quite as intensely as the downtown core to the south. The proposed addition will intensify the degree of development on this parcel, but its scale will remain within that already established in this neighborhood. The proposed development is consistent with the intent and character of the Downtown Transitional zone. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

No traffic information has been provided; however, the net increase of just 6 apartments on the edge of the city's downtown and within the established urban street grid is expected to have minimal traffic impacts. Further, the property is located along a CCTA bus route and is easily accessible via foot and bicycle. **(Affirmative finding)**

4. Bylaws then in effect;

As conditioned, the project is in compliance with all applicable bylaws. **(Affirmative finding)**

5. Utilization of renewable energy resources;

The utilization of alternative energy has not been incorporated into this proposal. The proposed addition does not preclude such utilization in the future. **(Affirmative finding)**

6. Cumulative impacts of the proposed use;

The expansion of the existing multi-family apartment building is permitted in the DT zone. As a result, this criterion requires that cumulative impacts be considered negligible. **(Affirmative finding)**

7. Functional family;

This criterion does not apply to the subject permit request.

8. Vehicular access points;

The property currently has one vehicular access point from College Street. As the parking spaces served by this driveway are being lost to the addition, the Design Advisory Board recommended closing the curb cut and turning the remaining driveway into a pedestrian alley. Revised project plans depict a closed curb cut along College Street with a restored green belt. The property appears to remain accessible at the rear by way of an alley of sorts that runs between South Winooski Avenue and South Union Street. This alley is private and not owned by the applicant, and rights of access are not noted in the application. It is advisable, but not required, that the applicant seek permission to use this alley for residents when they move into or out of the apartments. **(Affirmative finding if conditioned)**

9. Signs;

No signs are included in this proposal.

10. Mitigation measures;

The proposed development is not expected to generate any noxious effects such as excessive noise, glare, or emissions. **(Affirmative finding)**

11. Time limits for construction;

The project is to be constructed within the standard 2-year time frame. **(Affirmative finding if conditioned)**

12. Hours of operation and construction;

Hours of operation do not apply to the residential units. No construction schedule is proposed. Other development projects within the DT zone have been permitted construction activity Monday to Friday from 7:00 AM – 6:00 PM. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development Review Board through correspondence rather than a scheduled hearing. No construction activity can occur on Sunday. **(Affirmative finding if conditioned)**

13. Future enlargement or alterations;

As with anything else, any future enlargement or alteration to the development will require zoning review under the regulations in effect at that time.

14. Performance standards;

Performance standards relating to outdoor lighting and erosion control are addressed under Article 5 of these findings.

15. Conditions and safeguards;

Approval of this project will be conditioned to implement the purposes of the zoning regulations.

(Affirmative finding)

(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

A stormwater management plan has been submitted (see Sec. 5.5.3). No significant air or noise pollution is anticipated as a result of this residential development. **(Affirmative finding)**

2. Have sufficient water available for its needs;

Sufficient municipal water service is available to serve the development. **(Affirmative finding)**

3. Not unreasonably burden the city's present or future water supply or distribution system;

See item 2 above.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

See Sec 5.5.3.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;

See Sec. 3.5.6 (a) 3 for traffic information. The expanded apartment building is not expected to generate unreasonable congestion or unsafe conditions on nearby roadways, waterways, railways, the bike path, public sidewalks, or other means of transportation. The project is centrally located, and multiple modes of transportation are readily available. **(Affirmative finding)**

6. Not cause an unreasonable burden on the city's ability to provide educational services;

The proposed apartment building addition will result in a net increase of just 6 dwelling units. While there may be some school age children, no unreasonable impact on the city's ability to provide educational services is expected. Impact fees will be paid to help offset what impacts there are. **(Affirmative finding if conditioned)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;

The proposed development will generate some additional impacts on city services; however, those impacts can be accommodated. Impact fees will be paid to help offset impacts generated.

(Affirmative finding if conditioned)

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;

The subject property contains no rare, irreplaceable, or significant natural areas. The original front portion of the existing building is historically significant. See Sec. 5.4.8 for details. Generally; however, the proposed addition will not have an undue adverse impact on this historic building. There are no known archaeological resources on the property. The existing soils are largely fill within what used to be a large ravine. **(Affirmative finding)**

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;

The proposed development will replace a couple of existing parking spaces with new residential units. The property is located in an area intended for relatively intense urban development and will have no adverse impact on the city's present or future growth patterns. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;

The proposed development is compliant with the MDP in a number of ways.

The project is located within a downtown mixed use zone where higher density development is encouraged (Sec. I, Land Use Policies and Sec. IX, Housing Plan Policies).

While not within the Old North End, the property is actually located within the Old North End Enterprise Community district. This area is targeted for renewed investment and, in particular, an upgrade of its housing stock (Sec. I, Land Use Policies).

In light of the project's location proximate to the downtown, alternative means of transportation will be readily available (Sec. V, Stressing Other Modes of Travel).

The project will at least meet the city's current energy efficiency standards (Sec. VIII).

The proposed development can be found to be in conformance with the City's MDP.

(Affirmative finding)

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

The proposed development will provide 9 new housing units (6 net increase) in an area of the city targeted for new, improved housing opportunities. Its construction will have no adverse impact on the present or projected housing needs of the city. **(Affirmative finding)**

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

Moderate impacts on the city's park and recreation needs are anticipated as a result of the project. Impact fees will be paid to help offset these impacts. **(Affirmative finding if conditioned)**

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(2) Downtown Transition District (DT)

(C) DT South

The subject property is located in the Downtown Transition (DT) District. As noted previously, the Downtown zones are intended to form part of the primary urban center of the city with a diversity of uses and intensive development. The proposed building addition is consistent with this purpose. **(Affirmative finding)**

(b) Dimensional Standards & Density

A FAR of 4 is allowed in the DT South zone. No FAR calculation is evident in the application. The proposed addition is 9,660 sf and about doubles the size of the building. Assuming a total building area of 19,320, the FAR would be less than 4 (4 FAR would be 22,228 sf). A FAR calculation is required to confirm compliance.

There is no lot coverage limit in the DT zone. As proposed, lot coverage will remain at 100%.

No setbacks apply to the subject property. It is wholly within the DT zone and does not border any residential zone. See criterion (d) 3 below for site specific setbacks.

The minimum building height in the DT zone is 30' and three stories. The maximum height without bonuses is 45'. The proposed building addition is 39.2' tall as measured from grade at College Street. It contains 5 stories but is based well below the street grade. **(Affirmative finding if conditioned)**

(c) Permitted & Conditional Uses

The proposed multi-family residential addition is permitted in the DT zone. The project, as a major impact application, is subject to conditional use review. **(Affirmative Finding)**

(d) District Specific Regulations

1. Use Restrictions

A. Ground Floor Residential Uses Restricted

Not applicable to the subject property.

2. Public Trust Restrictions

The subject property is not located within the Public Trust.

3. Facades and Setbacks on Side and Rear Property Lines

The proposed addition will be set back 8' from the western side property line and 6' from the eastern side property line. The addition will be set back about 1' from the rear property line. As a result, windows are proposed, and allowed, on both sides and the rear of the addition.

This criterion also requires a 10' setback in the event that neighboring buildings with doors or windows are built within 5' of a shared property line. Such is the case here. The neighboring building to the west is built to the shared property line. It has windows along the full length and width of the east-facing façade. The site plan shows an 8' setback for the proposed addition along this shared property line; however, the applicant states it is 9.5'. Approximately the rear third of the neighboring building to the east is built within 5' of the shared property line. It has windows and doors along the full length and width of the west-facing façade. The site plan shows a 6' setback along this shared property line. The proposed addition does not comply with the 10' setback. Revision is required in order to comply with this criterion. **(Adverse finding)**

4. Building Height Setbacks

A. Principal View Corridors

College Street is a principal view corridor; however, the proposed rear addition will have no impact on existing east/west views.

B. Church Street Buildings

The subject property is not located along the Church Street Marketplace.

C. Side Street Building Height

Not applicable to the subject property.

5. Lake Champlain Waterfront Setbacks

The subject property is not located along the Lake Champlain waterfront.

6. Development Bonuses/Additional Allowances

None are sought.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.1 (b) above.

Sec. 5.2.4, Buildable Area Calculation

This criterion does not apply to properties in the DT zone.

Sec. 5.2.5, Setbacks

See Sec. 4.4.1 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.1 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.1 (b) above.

Part 4, Special Use Regulations

Sec. 5.4.8, Historic Buildings and Sites

(b) Standards and Guidelines

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The original historic brick structure and the rear stucco addition have always been used as residential apartments with some commercial space on the ground floor. The proposed rear addition will retain and expand this same use, albeit with just apartments. **(Affirmative finding)**

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The original building will be retained. No exterior alterations are proposed. Window sashes have been replaced under separate permit. Only the existing rear addition will be removed and replaced with a new rear addition. **(Affirmative finding)**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features or elements will be added. There will be no false sense of historical development. The proposed construction is clearly a modern addition. **(Affirmative finding)**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The age of the existing rear addition is not evident in the historical documentation for the building. The addition is relatively small and set in from the sides of the original structure. Built behind the existing historic building, it is nearly invisible from College Street. There is nothing to suggest that this existing addition is historically significant in its own right. **(Affirmative finding)**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

As noted previously, nearly all exterior features, materials, and finishes of the original historic structure will be retained. **(Affirmative finding)**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

No replacement of exterior building features is proposed. **(Affirmative finding)**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No information pertaining to this criterion is evident in the application. There will be no such treatments made to the original building. **(Affirmative finding)**

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The subject property is located along a filled ravine that used to cut through this area of Burlington. Should artifacts be uncovered during excavation, it is the owner's responsibility to contact the Vermont Division for Historic Preservation for further guidance. **(Affirmative finding if conditioned)**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The new addition is located behind the original historic structure and will be well hidden from College Street. The new addition is clearly distinct from, and deferential to, the historic building. The integrity of the existing historic structure will be retained and preserved. **(Affirmative finding)**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If removed in the future, the proposed rear addition will leave the essential form and integrity of the historic building intact. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

New outdoor lighting is fairly limited. Fixture cutsheets and locations have been included in the application. The lights are acceptable cutoff fixtures and will be used to illuminate the eastern alleyway and new entrance. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

The property is presently 100% impervious with no onsite stormwater management measures. As proposed, the property will remain 100% impervious, but new stormwater management measures are proposed. Given the tight site, grades, and existing stormwater flow patterns, the applicant proposes to capture stormwater on the roof of the proposed addition. Referred to as a "blue roof," the proposed system is designed to capture stormwater from the 1 year storm event. Overflow will run down roof drains and onto the ground where it will flow into an existing catch basin and into the city's combined sewer system. As noted to the Conservation Board, the proposed blue roof will result in a reduced rate of discharge for the 5-year and 10-year storm event. No soils analysis has yet been done, and the applicant chose not to pursue any onsite infiltration to achieve a reduction in stormwater volume. As a result, the Conservation Board's recommendation of approval was less than unanimous. The applicant indicated that soils analysis would be done prior to construction, and the Board requested seeing results of that analysis. As always, final review and approval of the stormwater system is subject to review and approval of the Stormwater Administrator.

As required, an erosion prevention and sediment control plan has been submitted. Like the stormwater management system, that EPSC plan is subject to review and approval by the Stormwater Administrator. **(Affirmative finding if conditioned)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The project site contains no significant natural features. The project site consists of building and asphalt parking area. **(Affirmative finding)**

(b) Topographical alterations

No significant topographical alterations are proposed. The site slopes steeply away from College Street and reflects the ravine that used to traverse the city here. The new addition essentially sits in a hole as viewed from College Street. Existing grades will remain essentially unchanged:

(Affirmative finding)

(c) Protection of important public views

College Street is an identified view corridor. As the proposed construction will be set behind the existing building, it will not infringe on the important east/west public views along this corridor. **(Affirmative finding)**

(d) Protection of important cultural resources

The site itself is not of any known archaeological significance. The building, however, is historically significant as noted under Sec. 6.3.2 (b) below. **(Affirmative finding)**

(e) Supporting the use of alternative energy

The application notes no use of alternative energies. While the “blue roof” on the addition likely precludes any solar installation, solar should be considered for the roof of the existing building. **(Affirmative finding if conditioned)**

(f) Brownfield sites

The property is not an identified brownfield per the VT DEC Hazardous Site List. **(Affirmative finding)**

(g) Provide for nature’s events

See Sec. 5.5.3 for stormwater management. The single doorway into the proposed addition will be sheltered under a canopy. **(Affirmative finding)**

(h) Building location and orientation

The proposed construction amounts to a rear addition. It will have no effect on the existing building’s orientation towards College Street. **(Affirmative finding)**

(i) Vehicular access

See Sec. 3.5.6 (a) 8.

(j) Pedestrian access

The front entry of the building remains readily accessible from the public sidewalk along College Street. The proposed addition will also be accessible by way of new entrance onto the easterly alleyway. The new side door contains a window as recommended by the Design Advisory Board. Also as recommended by the DAB, vehicular access to the easterly alleyway has been cutoff. What remains is a deteriorating asphalt surface. Simply cutting off the driveway access to the street does not meet the spirit of the DAB’s recommendation to make it a “true pedestrian alley.” Removal of the asphalt and replacement with pavers or similar surfacing material and even some shade-tolerant landscaping would be a significant improvement. As presently proposed, the pedestrian alley is inadequate. **(Adverse finding)**

(k) Accessibility for the handicapped

There is no indication on the project plans as to whether any of the new dwelling units will be handicap accessible. If any are proposed, they must be duly noted. It is the applicant’s responsibility to comply with all applicable ADA requirements. The 2012 Vermont Access Rules require that all of the proposed dwelling units be “adaptable.” **(Affirmative finding if conditioned)**

(l) Parking and circulation

The applicant asserts that there is no onsite parking; however, there are vehicles parked behind the existing building, and a “private parking” sign is affixed to the rear fire escape. This small area of parking will be replaced by the proposed rear addition. All parking will be provided for offsite. See Article 8 for details. **(Affirmative finding)**

(m) Landscaping and fences

Along College Street, the closed curb cut will be accompanied by restoration of the green belt. Closure of the curb cut and restoration of the green belt will require the review and approval of the Department of Public Works and the City Arborist. No onsite landscaping or fencing is proposed. The property will be almost entirely building with alleyways on either side. **(Affirmative finding if conditioned)**

(n) Public plazas and open space

No public plazas or open space are proposed.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new ground-mounted mechanical equipment is proposed. Trash containers will be enclosed within a small closet accessible from the eastern alleyway. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed addition essentially doubles the size of the existing building. It is 5 stories tall and 1,932 sf per floor. Its massing, scale, and height are similar to that of the existing building. Like so many other new buildings in Burlington, the proposed addition is boxy in appearance and utilizes fenestration and rectangular geometry to define smaller exterior components within the building’s exterior sheathing to break up its mass. The overall scale of the completed building remains consistent with that of neighboring buildings along this stretch of College Street. The height of the addition is several feet taller than the existing building; however, it will be imperceptible from College Street. **(Affirmative finding)**

2. Roofs and Rooflines

The addition will have a flat roof. This roof form is consistent with that of the existing and neighboring buildings. **(Affirmative finding)**

3. Building Openings

The fenestration pattern within the addition will vary somewhat from that in the original building but remains essentially consistent. Proposed fenestration, particularly in the rear of the addition, is significant and breaks up the apparent mass of the rear elevation. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing building was built circa 1897 and is included in the National Register of Historic Places. The exterior of this existing building will remain unchanged. Window sashes were replaced under separate zoning permit. See Sec. 5.4.8 for details. **(Affirmative finding)**

(c) Protection of important public views

As noted above, the property is located along the College Street view corridor. The proposed rear addition will have no impact on east/west public views along this corridor. **(Affirmative finding)**

(d) Provide an active and inviting street edge

The street edge is defined by the existing historic building and will remain essentially unchanged. **(Affirmative finding)**

(e) Quality of materials

Windows in the new addition will be metal. Exterior siding will consist of ribbed metal siding of various colors at vertical or horizontal angles. The foundation will be split face concrete block. In light of the new construction and its largely hidden location, these building materials are acceptable. Roofing and cornice materials are not noted and must be. **(Affirmative finding if conditioned)**

(f) Reduce energy utilization

No extraordinary energy conservation measures are noted in the application materials. At the very least, the new construction must comply with the current energy efficiency requirements of the City and of the State of Vermont. **(Affirmative finding if conditioned)**

(g) Make advertising features complimentary to the site

No outdoor signs are included in this application.

(h) Integrate infrastructure into the building design

Utility meters are depicted along the western side of the existing building. They are set back far from College Street and are minimally visible.

No exterior mechanical equipment is noted on the project plans. A roof plan is needed but has not yet been provided. If any rooftop mechanical equipment is proposed, it must be depicted on the roof plan. Screening shall be provided. **(No finding possible)**

(i) Make spaces safe and secure

All building and life safety codes, as defined by the building inspector and fire marshal, shall be implemented in the construction of this building. Building entries will be illuminated as noted above. An intercom system for residents should be incorporated into the project. **(Affirmative finding if conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The property is located within the Downtown Parking District. There are presently 2 onsite parking spaces behind the building. These 2 spaces will be lost to the addition.

This application is vested under zoning amendment ZA-14-07, *Residential Parking Standards*. As proposed, there will be fifteen 1-bedroom apartments, seven 2-bedroom apartments, and one 3-

bedroom apartment. The fifteen 1-bedroom apartments require 5 parking spaces. The seven 2-bedroom units require 7 spaces, and the one 3-bedroom apartment requires 2 parking spaces.

The bedroom configuration of the existing 19 apartment units is not specified and must be in order to determine the degree of nonconformity relative to the 2 onsite parking spaces. This degree of nonconformity may be retained for the existing units/bedroom count but cannot be increased. Only when this is specified can the actual parking requirement for the expanded apartment building be determined. **(No finding possible)**

Sec. 8.1.2, Limitations, Location, Use of Facilities

(a) Offsite parking facilities

The applicant proposes offsite parking spaces to serve the apartment building. The offsite parking would be located in the Corporate Plaza parking garage on College & St. Paul Streets. This garage is about 750' from the subject property and within the maximum allowable 1,000'. A lease agreement between the parties has been provided. The number of leased spaces may well need to be increased per Sec. 8.1.8 above; however, the provisions of the lease otherwise appear to be adequate. Review and approval of the lease provisions by the City Attorney will be required to insure the long-term perpetual availability of the required spaces. **(Affirmative finding if conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements

The net new 6 residential units require 2 long term and just 1 short term bike parking spaces (1 per 4 units and 1 per 10 units, respectively). The applicant has noted long term bike parking will be provided for in the secured storage in the basement. This secured storage space is noted in the basement floor plan; however, no details have been provided. As recommended by the DAB, the secured storage space is located in easy proximity to the elevator and to the alleyway. No provision for short term bike parking (i.e. an outdoor bike rack) has been made. **(No finding possible)**

Article 9: Inclusionary & Replacement Housing

The provisions of Article 9 require that the net new 6 dwelling units contain 1 (i.e. 15%) affordable dwelling unit. No information has been provided as to the provision of this inclusionary dwelling unit. **(No finding possible)**

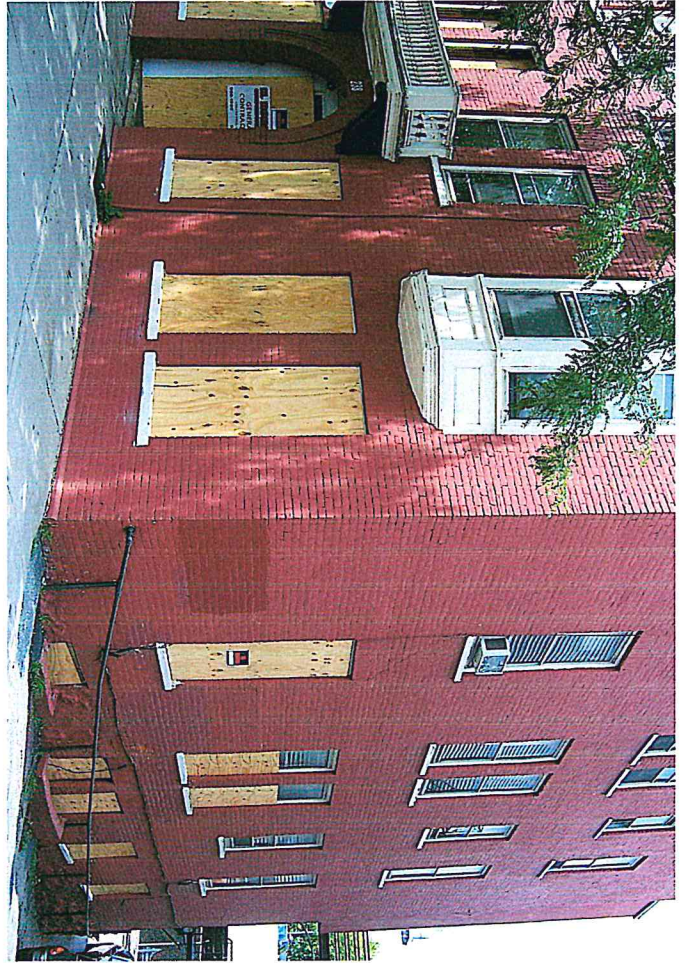
Article 11: Planned Development

As a single building with more than 5 residential units, this project qualifies as a minor Planned Unit Development and is exempt from the requirements and standards of this Article. The project is, however, subject to inclusionary housing requirements per Article 9 above. **(Affirmative finding)**

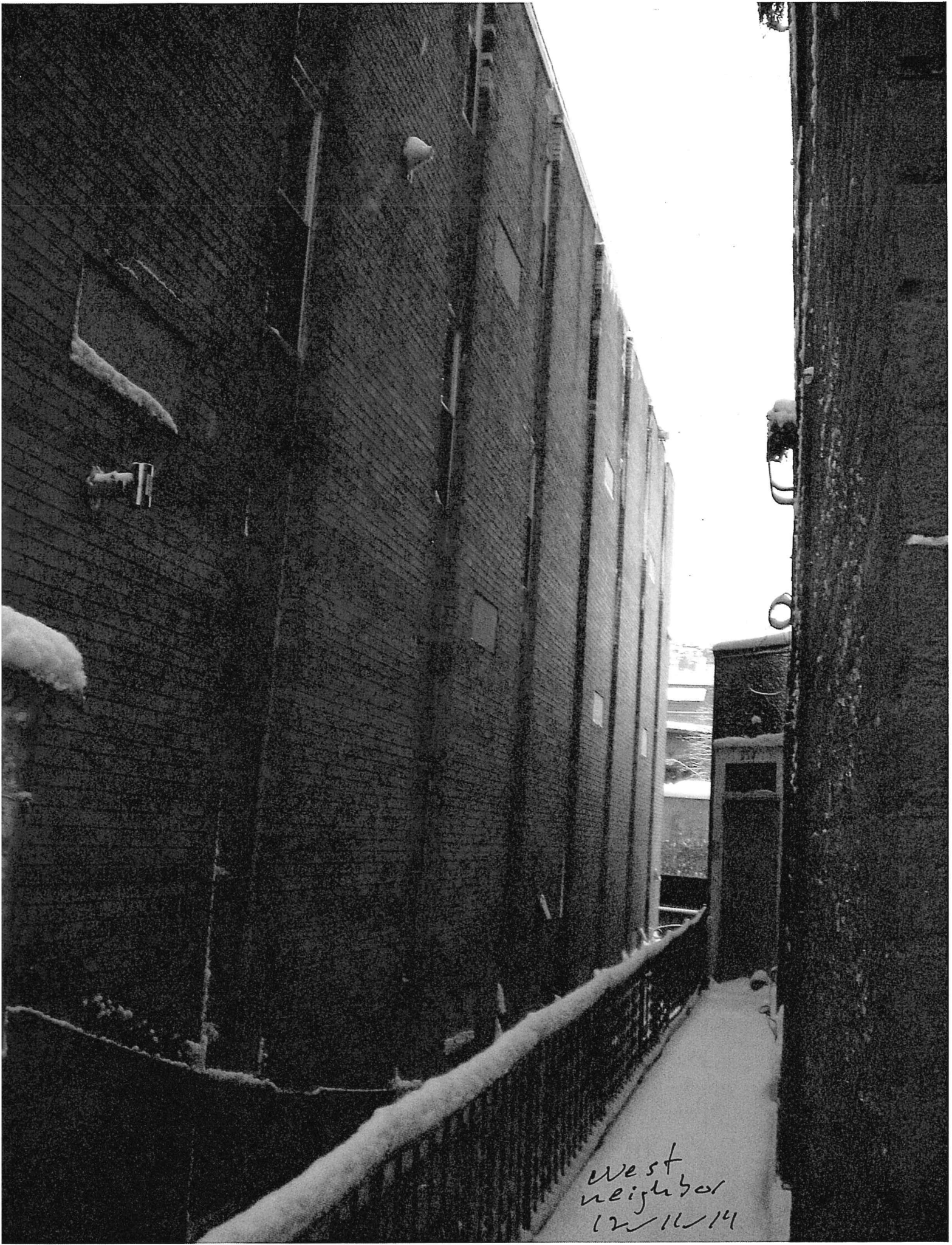
II. Conditions of Approval

None offered at this time in light of the outstanding items noted in the findings above.









west
neighbor
12/11/14



East neighbor 12/11/14

West neighbor
12/11/14





East neighbor 12-11-11

3

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 44

The site of the Fire Station has been in municipal use from the early days of the town. The 19th-century City Market and the City Jail built in 1888 formerly occupied what had been the bottom of the wide ravine crossing the city. As the ravine was filled by the municipality over the years, the market was demolished for construction--at the northern end--of the Fletcher Library in 1904 and the Fire Station in 1926. The city jail was demolished for a municipal carpark in c.1975.

The coming of the automobile necessitated the replacement of the old Fire House on Church Street. The motorized fire trucks which replaced wagons required large doors and an exit apron which were not available on the increasingly congested Church Street. The funds were raised through the \$750,000 bond issue of the 1926 City Council Meeting (this bond was also used for the construction of the new City Hall and the Memorial Auditorium).

51. Austin Apartments (Messier Building)(234-240 College Street);
c.1897

This symmetrical, 3 story apartment building recalls Italianate commercial blocks with its parapeted flat roof; the stained glass transoms over the first floor windows add a Queen Anne element while the broad, round arched entrance recalls the Romanesque. This common bonded brick block is organized generally into 4 x 4 bays, with facade bays featuring, primarily, paired 1/1 windows. The two outside bays are occupied by two-story, wooden oriel windows which begin at the second floor. These have spandrel panels and molded cornices and sills. The center of the facade is emphasized by a second-story, balustraded balcony. Also made of wood, it is supported by two large consoles which feature acanthus leaves and other foliate reliefs. Below the balcony is a round arch executed in brick with corbelled imposts. The arch frames a recessed entrance containing three glazed, wooden doors, with a transom light above each. The original bronze letter slots still exist in addition to bronze doorknobs and doorbells. Crowning the facade is a simple wooden entablature with three-part architrave, broad frieze with dentils, and projecting, molded cornice. Pairs of windows occupy each of the center bays on the two upper floors. The spaces below the oriels are also filled by a pair of windows, and all of the first floor windows have stained glass transoms which display swag motifs. Other than the oriel windows, the windows have gauged arches and heavy wooden sills.

GREAT CEDARS PARKING LEASE AGREEMENT

Effective UPON REQUEST

I/We, Sistras & Brothers, the undersigned, hereby lease Five (5) parking spaces in the Corporate Plaza parking garage on St. Paul St., Burlington VT, from Great Cedars LLC, 75 S. Winooski Ave, Burlington, VT 05401, at a rate of \$100.00 month/per space to be paid upon receipt of this Lease Agreement. Lease shall run on a month to month basis until cancelled.

The lessor may change the foregoing rental by giving not less than 7 days written notice PRIOR to the expiration date of the Lease, to the lessee at the address set forth herein. In the event that any installment of rent is not paid before the first of the month, lessor may cancel this Lease and take immediate possession of space without liability to lessee.

EITHER PARTY HERTO SHALL HAVE THE PRIVILEGE OF TERMINATING THIS LEASE AS OF THE END OF ANY CALENDAR MONTH BY GIVING THE OTHER PARTY ONE WEEK'S ADVANCE WRITTEN NOTICE.

ASSUMPTION OF RISK: The lessee, by parking in the parking spaces and by otherwise using the garage, thereby assumes all risk of Loss or Damage to property, and all risk of personal injury, including death, which is attributable to the negligence or unlawful conduct of the third party or natural causes beyond the control of the lessor.

This Lease does not include the taking from and delivery of the vehicle to the lessee and is for parking only.

PLEASE BE ADVISED: Termination of this lease during the stated rental **SHALL NOT** entitle the Lessee to any pro-rated reimbursement.

SPECIAL PROVISION: Lost, damaged or re-activated parking cards are subject to a Twenty-Five (\$25) Dollar replacement fee.

GREAT CEDARS LLC

Lessee: 

By: 12/4/14

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DEPARTMENT OF
PLANNING & ZONING

WPLED10

LED 10W & 13 Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

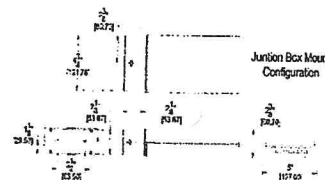


LED Info

Watts: 10W
Color Temp: 5000K (Cool)
Color Accuracy: 92
L70 Lifespan: 100000
LM79 Lumens: 548
Efficacy: 42 LPW

Driver Info

Type: Constant Current
120V: 0.21A
208V: 0.14A
240V: 0.12A
277V: N/A
Input Watts: 13W
Efficiency: 76%



Technical Specifications

UL Listing:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Housing:

Precision die cast aluminum housing, lens frame.

Mounting:

Junction box.

California Title 24:

LPACK complies with California Title 24 building and electrical codes.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

Patents:

The LPACK design is protected under patents in the U.S. Pat. D608,040, Canada Pat. 130,243, China Pat. 200930183252.2, and pending patents in Taiwan and Mexico.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED26

26W Wallpacks. Patent Pending thermal management system.
100,000 hour L70 lifespan. 5 Year Warranty.

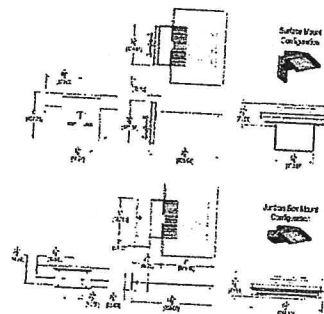
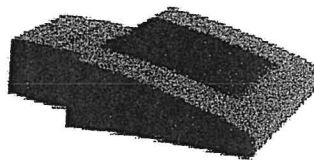
Green
LIGHTING
Designs

LED Info

Watts: 26W
Color Temp: 5000K (Cool)
Color Accuracy: 70
L70 Lifespan: 100000
LM79 Lumens: 2,662
Efficacy: 90 LPW

Driver Info

Type: Constant Current
120V: 0.26A
208V: 0.16A
240V: 0.14A
277V: 0.12A
Input Watts: 30W
Efficiency: 88%



Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Driver:

Multi-chip 26W high output long life LED Driver
Instant Current, 720mA, Class 2, 6kV Surge
Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

THD:

7.5% at 120V, 11% at 277V

Cold Weather Starting:

The minimum starting temperature is -40°C.

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

California Title 24:

WPLED complies with California Title 24 building and electrical codes.

Equivalency:

The WPLED26 is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

HID Replacement Range:

The WPLED26 can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

RAB
LIGHTING

Nitro PDF Software
100 Portable Document Lane
Wonderland

Tech Help Line: 888 RAB-1000
©2014 RAB Lighting, Inc. All Rights Reserved

Email: sales@rabweb.com

Note: Specifications are subject to change

On the web at: www.rabweb.com



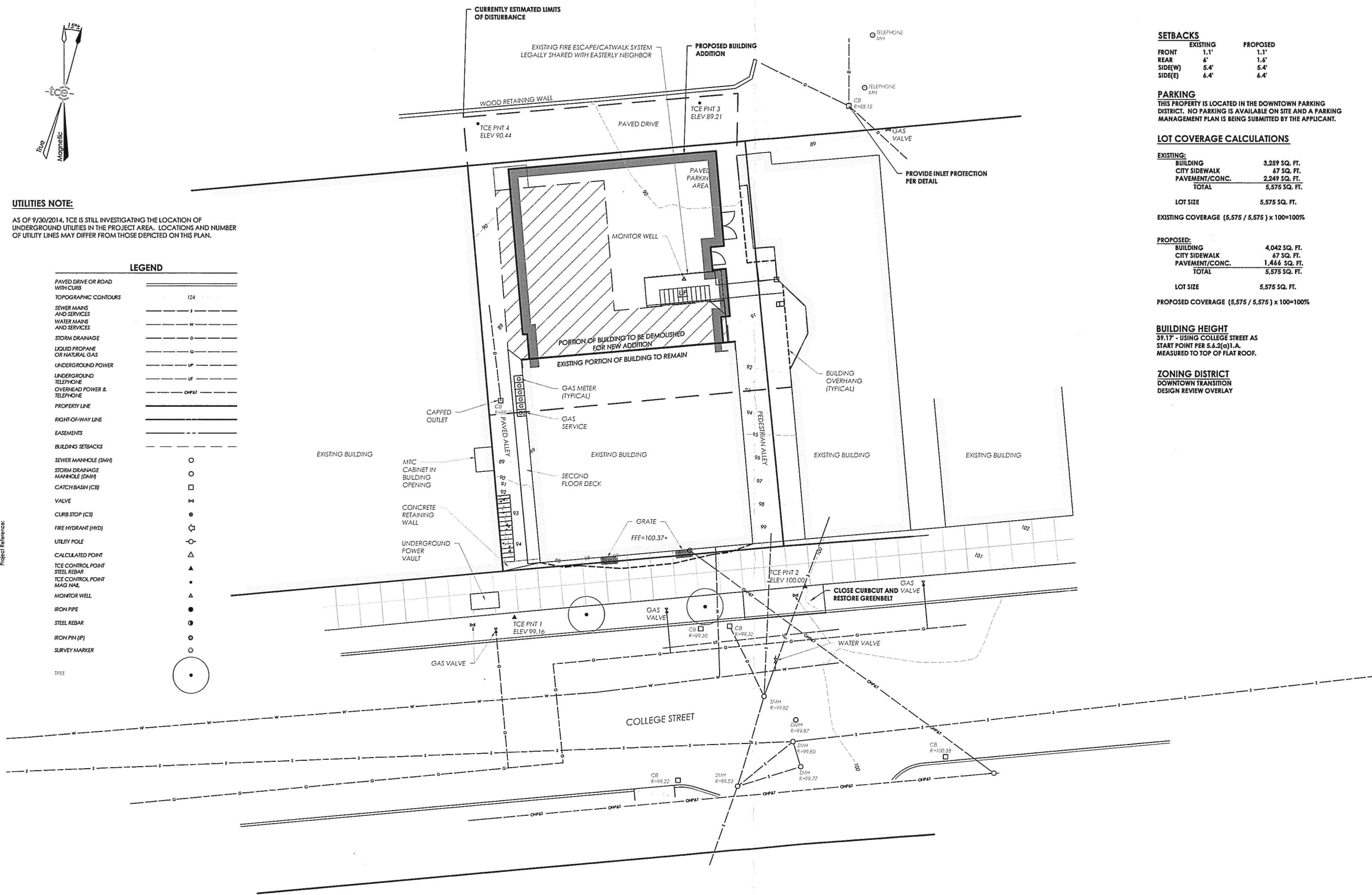
UTILITIES NOTE:

AS OF 9/30/2014, TCE IS STILL INVESTIGATING THE LOCATION OF UNDERGROUND UTILITIES IN THE PROJECT AREA. LOCATIONS AND NUMBER OF UTILITY LINES MAY DIFFER FROM THOSE DEPICTED ON THIS PLAN.

LEGEND

PAVED DRIVE OR ROAD WITH CURB	124
TOPOGRAPHIC CONTOURS	124
SEWER MAINS AND SERVICES	— S —
WATER MAINS AND SERVICES	— W —
STORM DRAINAGE	— D —
LIQUID PROPANE OR NATURAL GAS	— G —
UNDERGROUND POWER	— UP —
UNDERGROUND TELEPHONE	— UT —
OVERHEAD POWER & TELEPHONE	— OHP&T —
PROPERTY LINE	— PL —
RIGHT-OF-WAY LINE	— ROW —
EASEMENTS	— E —
BUILDING SETBACKS	— SB —
SEWER MANHOLE (SMH)	○
STORM DRAINAGE MANHOLE (DMH)	□
CATCH BASIN (CB)	■
VALVE	⊕
CURB STOP (CS)	⊙
FIRE HYDRANT (HYD)	⊕
UTILITY POLE	⊕
CALCULATED POINT	△
TCE CONTROL POINT	▲
TCE CONTROL POINT	●
TCE CONTROL POINT	●
MAG NAIL	●
MONITOR WELL	○
IRON PIPE	— IP —
STEEL REBAR	— SR —
IRON PIN (IP)	— IP —
SURVEY MARKER	●
TREE	●

Project Reference:



SETBACKS

	EXISTING	PROPOSED
FRONT	1.1'	1.1'
REAR	4'	1.4'
SIDE(W)	5.4'	5.4'
SIDE(E)	6.4'	6.4'

PARKING

THIS PROPERTY IS LOCATED IN THE DOWNTOWN PARKING DISTRICT. NO PARKING IS AVAILABLE ON SITE AND A PARKING MANAGEMENT PLAN IS BEING SUBMITTED BY THE APPLICANT.

LOT COVERAGE CALCULATIONS

EXISTING:	
BUILDING	3,259 SQ. FT.
CITY SIDEWALK	67 SQ. FT.
PAVEMENT/CONC.	2,249 SQ. FT.
TOTAL	5,575 SQ. FT.

LOT SIZE 5,575 SQ. FT.

EXISTING COVERAGE (5,575 / 5,575) x 100=100%

PROPOSED:	
BUILDING	4,042 SQ. FT.
CITY SIDEWALK	67 SQ. FT.
PAVEMENT/CONC.	1,466 SQ. FT.
TOTAL	5,575 SQ. FT.

LOT SIZE 5,575 SQ. FT.

PROPOSED COVERAGE (5,575 / 5,575) x 100=100%

BUILDING HEIGHT

39.17' - USING COLLEGE STREET AS START POINT PER 5.6.2(a)1.A. MEASURED TO TOP OF FLAT ROOF.

ZONING DISTRICT

DOWNTOWN TRANSITION DESIGN REVIEW OVERLAY



TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILMISTON, VERMONT 05495
802.879.4321 | WWW.TCEVT.COM

Revisions
No. Description

DEPARTMENT OF
PLANNING & ZONING

DEC - 5 2014

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Use of These Drawings

1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such.

2. Only drawings specifically marked "For Construction" are intended to be used in conjunction with contract documents, specifications, owner/contractor agreements and to be fully coordinated with other disciplines, including but not limited to, the Architect, if applicable. These Drawings shall not be used for construction layout. Contact TCE for any construction surveying services or to obtain electronic data suitable for construction layout.

3. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

4. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings and have met with all applicable parties/disciplines to ensure these plans are properly coordinated with other aspects of the Project. The Owner and Architect are responsible for any buildings shown, including an area measured a minimum five (5) feet around any building.

5. It is the User's responsibility to ensure this copy contains the most current revisions.

For Permitting Only

Project Title

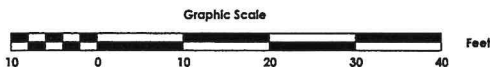
Sisters & Brothers
Group, LLP
234-240 College Street
Burlington Vermont

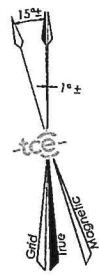
Sheet Title

Proposed Site Plan

Date:	9/30/2014
Scale:	1" = 10'
Project Number:	14-141
Drawn By:	AGM
Project Engineer:	AGM
Approved By:	
Field Book:	290

C2-01





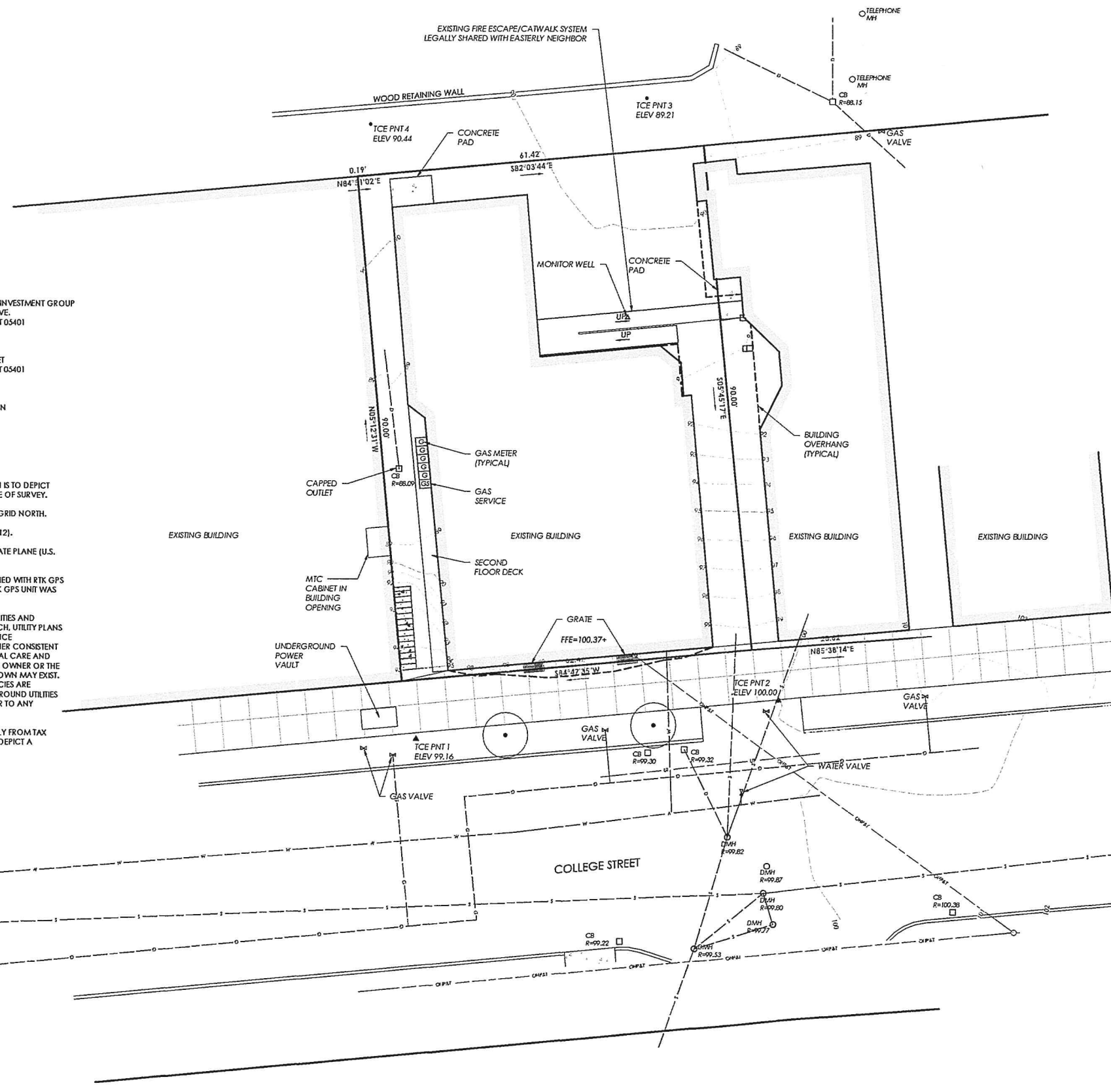
PROJECT INFORMATION:

1. OWNER OF RECORD: SISTERS AND BROTHERS INVESTMENT GROUP
75 SOUTH WINDOOSKI AVE.
BURLINGTON, VERMONT 05401
2. TAX PARCEL ID: 49-3-164
3. PHYSICAL ADDRESS OF PROPERTY: 234-240 COLLEGE STREET
BURLINGTON, VERMONT 05401
4. PARCEL SIZE: 0.128± ACRES
5. ZONING DISTRICT: DOWNTOWN TRANSITION

SURVEY NOTES:

1. THE PURPOSE OF THE EXISTING CONDITIONS PLAN IS TO DEPICT PERTINENT EXISTING CONDITIONS AS OF THE DATE OF SURVEY.
2. BEARINGS SHOWN ARE BASED UPON VERMONT GRID NORTH.
3. VERTICAL DATUM IS BASED ON NAVD88 (GEOID 12).
4. COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
5. HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH RTK GPS OBSERVATIONS FROM THE VIST. A TRIMBLE R6 RTK GPS UNIT WAS EMPLOYED FOR THESE OBSERVATIONS.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE ENCOUNTERED AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE (344-7233).
7. PERIMETER BOUNDARIES SHOWN HEREON STRICTLY FROM TAX MAP INFORMATION ONLY. THIS PLAN DOES NOT DEPICT A FORMAL BOUNDARY SURVEY.

Project Reference:



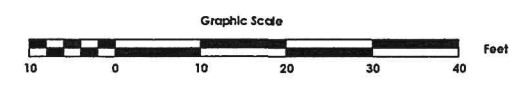
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LEGEND

PAVED DRIVE OR ROAD WITH CURB	---
TOPOGRAPHIC CONTOURS	--- 124 ---
SEWER MAINS AND SERVICES	---
WATER MAINS AND SERVICES	---
STORM DRAINAGE	---
LIQUID PROPANE OR NATURAL GAS	---
UNDERGROUND POWER	---
UNDERGROUND TELEPHONE	---
OVERHEAD POWER & TELEPHONE	CHPAT
PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
EASEMENTS	---
BUILDING SETBACKS	---
SEWER MANHOLE (SMH)	○
STORM DRAINAGE MANHOLE (DMH)	□
CATCH BASIN (CB)	□
VALVE	⊕
CURB STOP (CS)	⊗
FIRE HYDRANT (HYD)	☆
UTILITY POLE	○
CALCULATED POINT	△
TCE CONTROL POINT	▲
STEEL REBAR	•
TCE CONTROL POINT	•
MAG NAIL	•
MONITOR WELL	Δ
IRON PIPE	●
STEEL REBAR	⊙
IRON PIN (IP)	⊙
SURVEY MARKER	⊙

1/8"=1'



TRUDELL CONSULTING ENGINEERS
475 BLAIR PARK ROAD | WALLISTON, VERMONT 05495
802.874.4331 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
-----------	-----	-------------	------	----

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5. It is the User's responsibility to ensure this copy contains the most current revisions.

For Permitting Only

Project Title
Sisters & Brothers Group, LLP
234-240 College Street
Burlington Vermont

Existing Conditions Plan

Date:	9/30/2014
Scale:	1"= 10'
Project Number:	14-141
Drawn By:	BWP
Project Engineer:	AGM
Approved By:	
Field Book:	290

C1-02

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DEPARTMENT OF
PLANNING & ZONING

COLLEGE STREET

UNIT COUNT -
234 COLLEGE STREET

42'x46' ADDITION,
1,932SF PER FLOOR,
5 FLOORS - 9,660SF

- 5- LOWER LEVEL; 3 ONE BED UNIT, 2 TWO BED UNIT
5- FIRST FLOOR; 3 ONE BED UNIT, 2 TWO BED UNIT
6- SECOND FLOOR; 5 ONE BED UNIT, 1 TWO BED UNIT
7- THIRD AND 4 ONE BED UNIT, 2 TWO BED UNIT,
FOURTH FLOOR 1 THREE BED UNIT

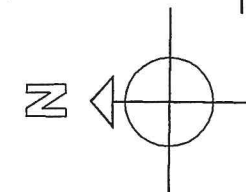
TOTAL # OF UNITS= 23 ONE & TWO BEDROOMS (NO EFFICIEN
TOTAL OF 32 BEDS

WALL KEY

WALLS TO REMAIN

NEW WALL

EXISTING WALL TO
REMOVED



B BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14

G4 DESIGN STUDIOS, LLC

77 COLLEGE STREET, BURLINGTON, VT 05401

PHONE: 802-363-1482

EMAIL: steve@steveguilddesign.com

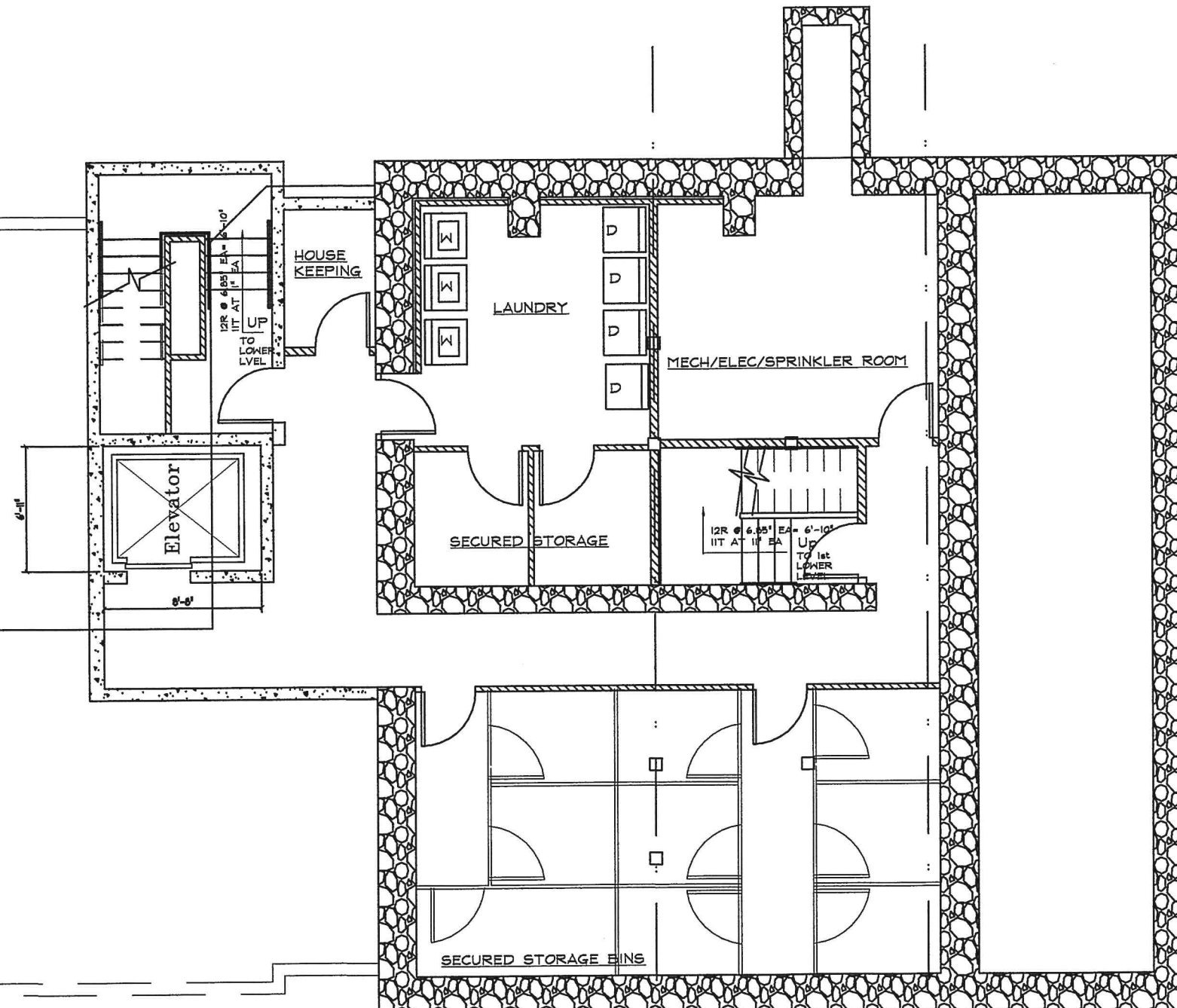
236 COLLEGE STREET

EXISTING RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
BASEMENT
FLOOR PLAN

DRAWING NO.

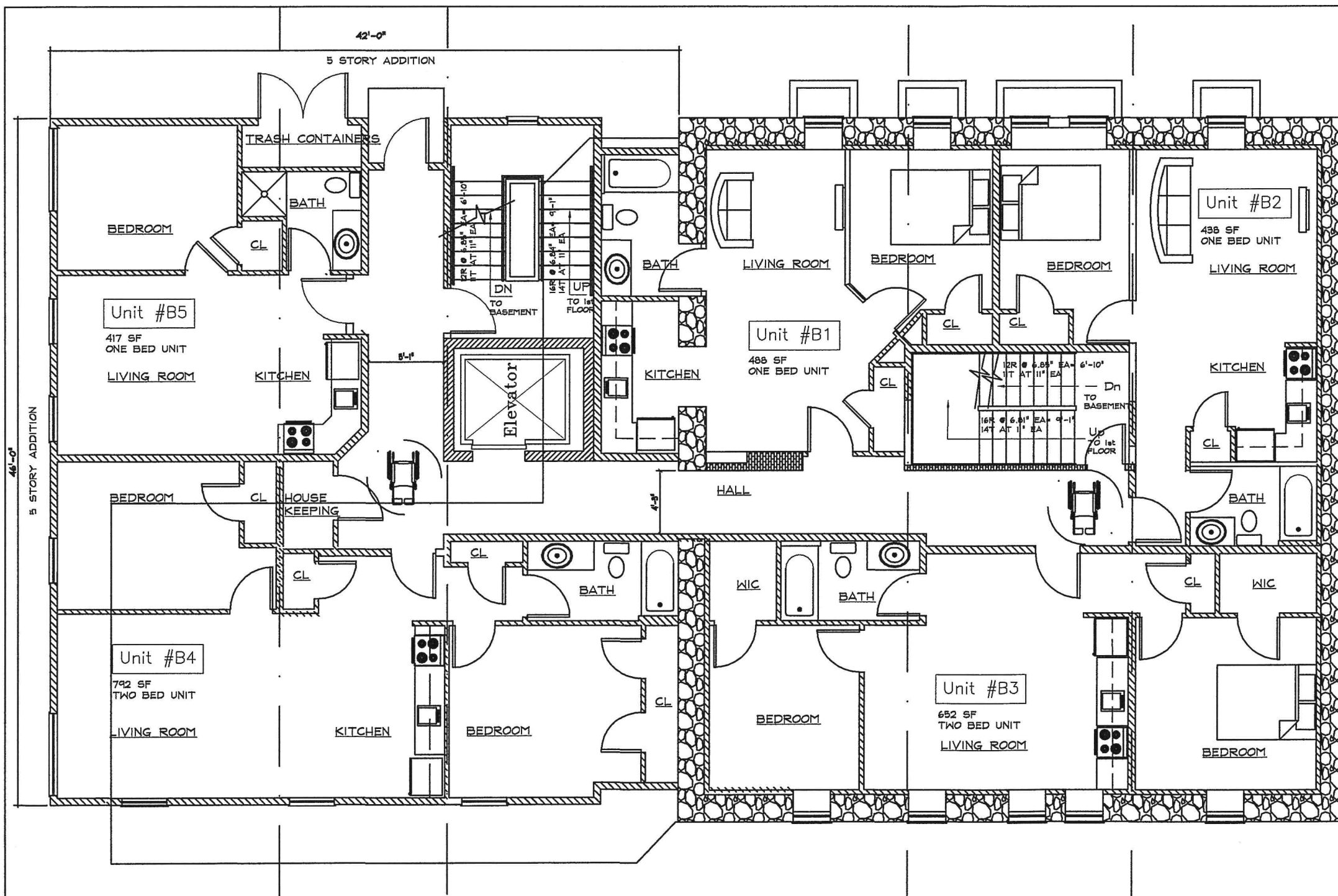
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DEPARTMENT OF
PLANNING & ZONING



COLLEGE STREET

UNIT COUNT-
234 COLLEGE STREET

42'x46' ADDITION,
1,932SF PER FLOOR,
5 FLOORS - 9,660SF

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7- THIRD AND 4 ONE BED UNIT, 2 TWO BED UNIT,
FOURTH FLOOR 1 THREE BED UNIT

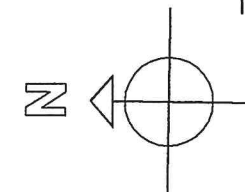
TOTAL # OF UNITS= 23 ONE & TWO BEDROOMS (NO EFFIC)
TOTAL OF 32 BEDS

WALL KEY

WALLS TO REMAIN

NEW WALL

EXISTING WALL TO
REMOVED



B1 LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
TOTAL FIVE UNITS

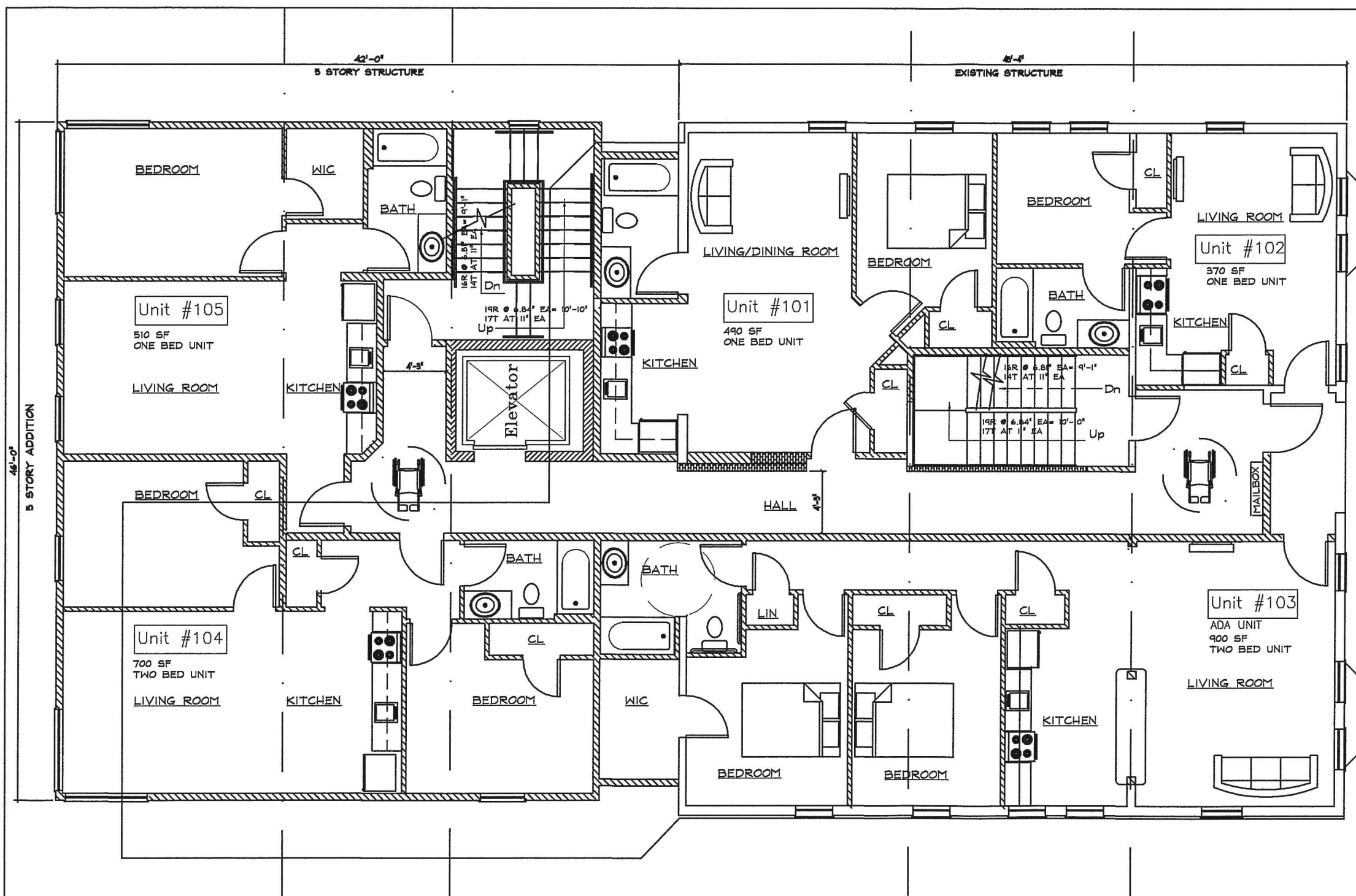
G4 DESIGN STUDIOS, LLC
77 COLLEGE STREET, BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET
EXISTING RENOVATIONS
BURLINGTON, VERMONT

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14
SHEET TITLE:
LOWER
LEVEL
FLOOR PLAN
DRAWING NO.
B1

RECEIVED
DEC - 5 2014

DEPARTMENT OF
PLANNING & ZONING



COLLEGE STREET

UNIT COUNT -
234 COLLEGE STREET

42'x46' ADDITION,
1,932SF PER FLOOR,
5 FLOORS - 9,660SF

- 5- LOWER LEVEL; 3 ONE BED UNIT, 2 TWO BED UNIT
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6- SECOND FLOOR; 5 ONE BED UNIT, 1 TWO BED UNIT
7- THIRD AND 4 ONE BED UNIT, 2 TWO BED UNIT,
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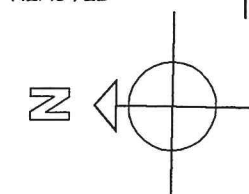
TOTAL # OF UNITS= 23 ONE & TWO BEDROOMS (NO EFFICIEN
TOTAL OF 32 BEDS

WALL KEY

WALLS TO REMAIN

NEW WALL

EXISTING WALL TO
REMOVED



1 1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

TOTAL FIVE UNITS

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14

G4 DESIGN STUDIOS, LLC
77 COLLEGE STREET, BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@stevequilldesign.com

236 COLLEGE STREET
NEW ADDITION
BURLINGTON, VERMONT

SHEET TITLE:
1ST
FLOOR PLAN

DRAWING NO.
A1

RECEIVED
DEC - 5 2014

DEPARTMENT OF
PLANNING & ZONING

COLLEGE STREET

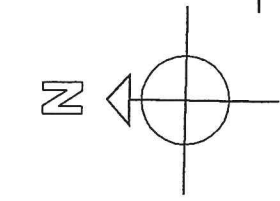
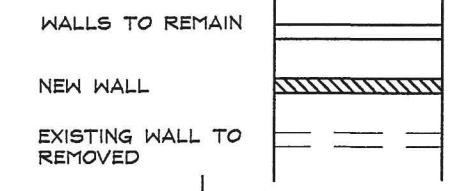
UNIT COUNT -
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42'x46' ADDITION,
1,932SF PER FLOOR,
5 FLOORS - 9,660SF

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FOURTH FLOOR 1 THREE BED UNIT

TOTAL # OF UNITS= 23 ONE & TWO BEDROOMS (NO EFFICI)
TOTAL OF 32 BEDS

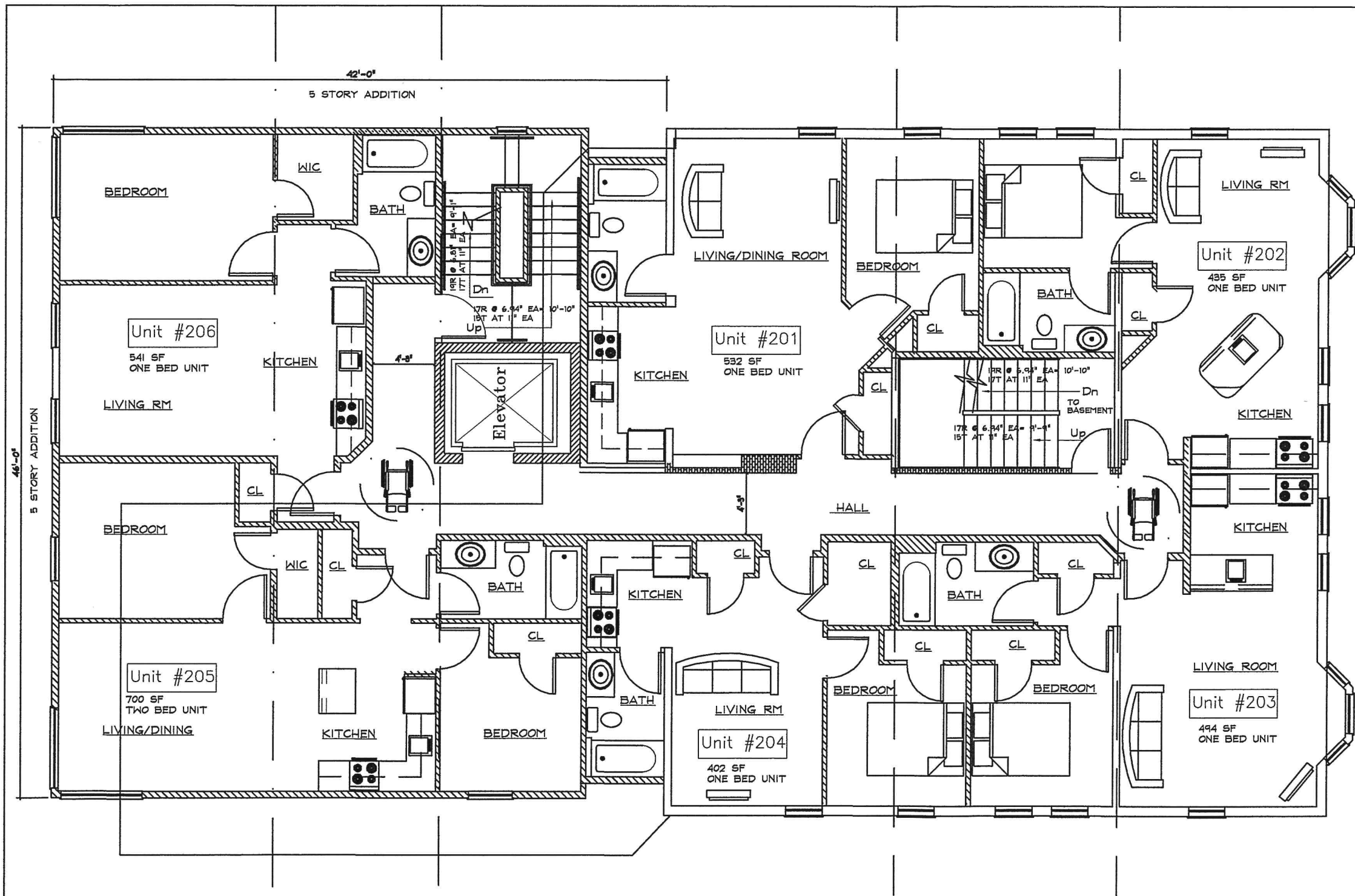
WALL KEY



2 2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"
TOTAL SIX UNITS

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14



STEVE GUILD DESIGN, LLC
ONE STEELE STREET, BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET
UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
2ND
FLOOR PLAN

DRAWING NO.
A2

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DEPARTMENT OF
PLANNING & ZONING

COLLEGE STREET

UNIT COUNT -
234 COLLEGE STREET

42'x46' ADDITION,
1,932SF PER FLOOR,
5 FLOORS - 9,660SF

- 5- LOWER LEVEL; 3 ONE BED UNIT, 2 TWO BED UNIT
5- FIRST FLOOR; 3 ONE BED UNIT, 2 TWO BED UNIT
6- SECOND FLOOR; 5 ONE BED UNIT, 1 TWO BED UNIT
7- THIRD AND FOURTH FLOOR 4 ONE BED UNIT, 2 TWO BED UNIT,
1 THREE BED UNIT

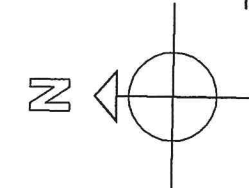
TOTAL # OF UNITS= 23 ONE & TWO BEDROOMS (NO EFFI)
TOTAL OF 32 BEDS

WALL KEY

WALLS TO REMAIN

NEW WALL

EXISTING WALL TO
REMOVED



3rd FLOOR PLAN

SCALE: 1/8" = 1'-0"
TOTAL SEVEN UNITS

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14

STEVE GUILD DESIGN, LLC

ONE STEELE STREET, BURLINGTON, VT 05401

PHONE: 802-363-1482

EMAIL: steve@steveguilddesign.com

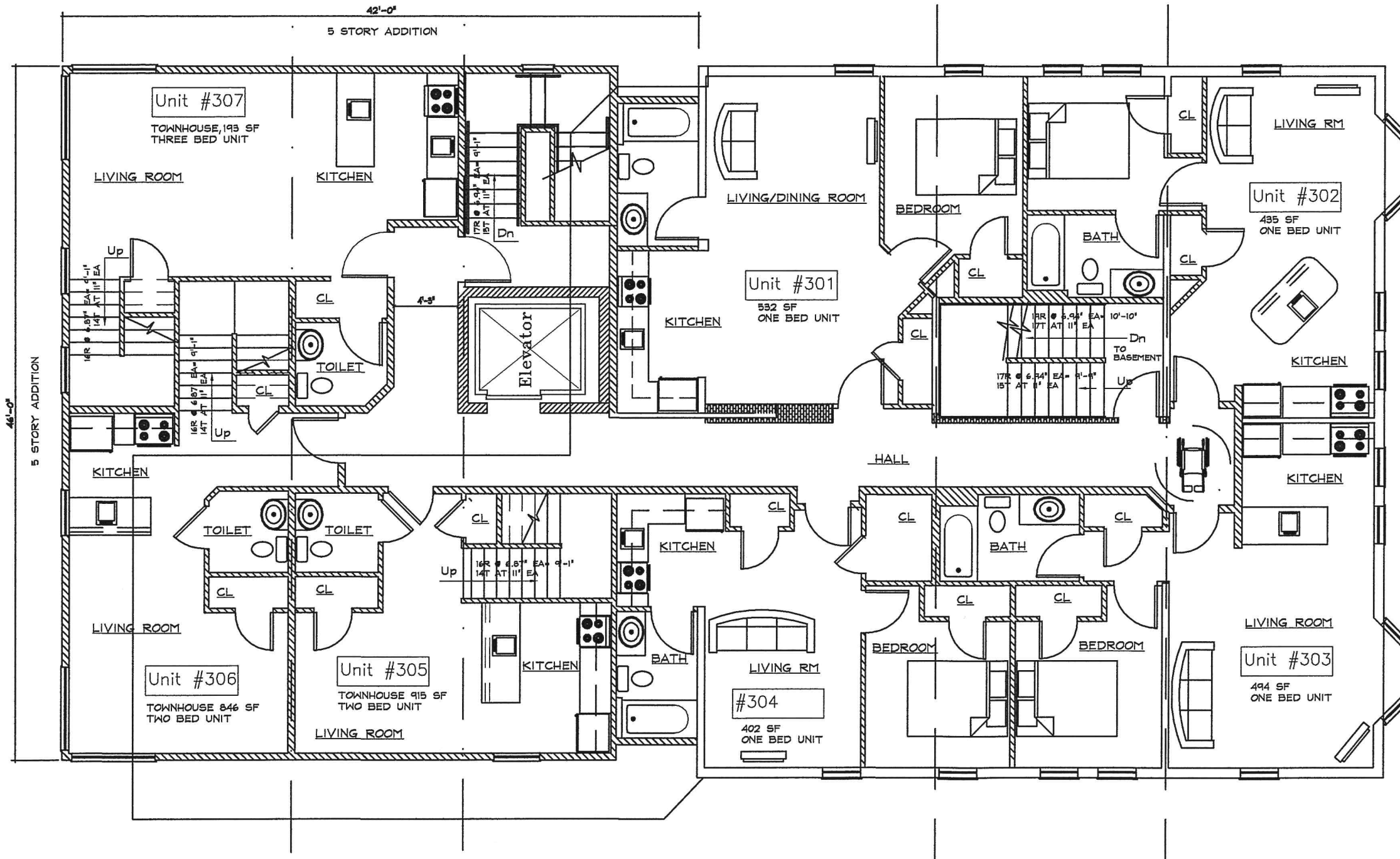
236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
3RD
FLOOR PLAN
NEW ADDITION

DRAWING NO.

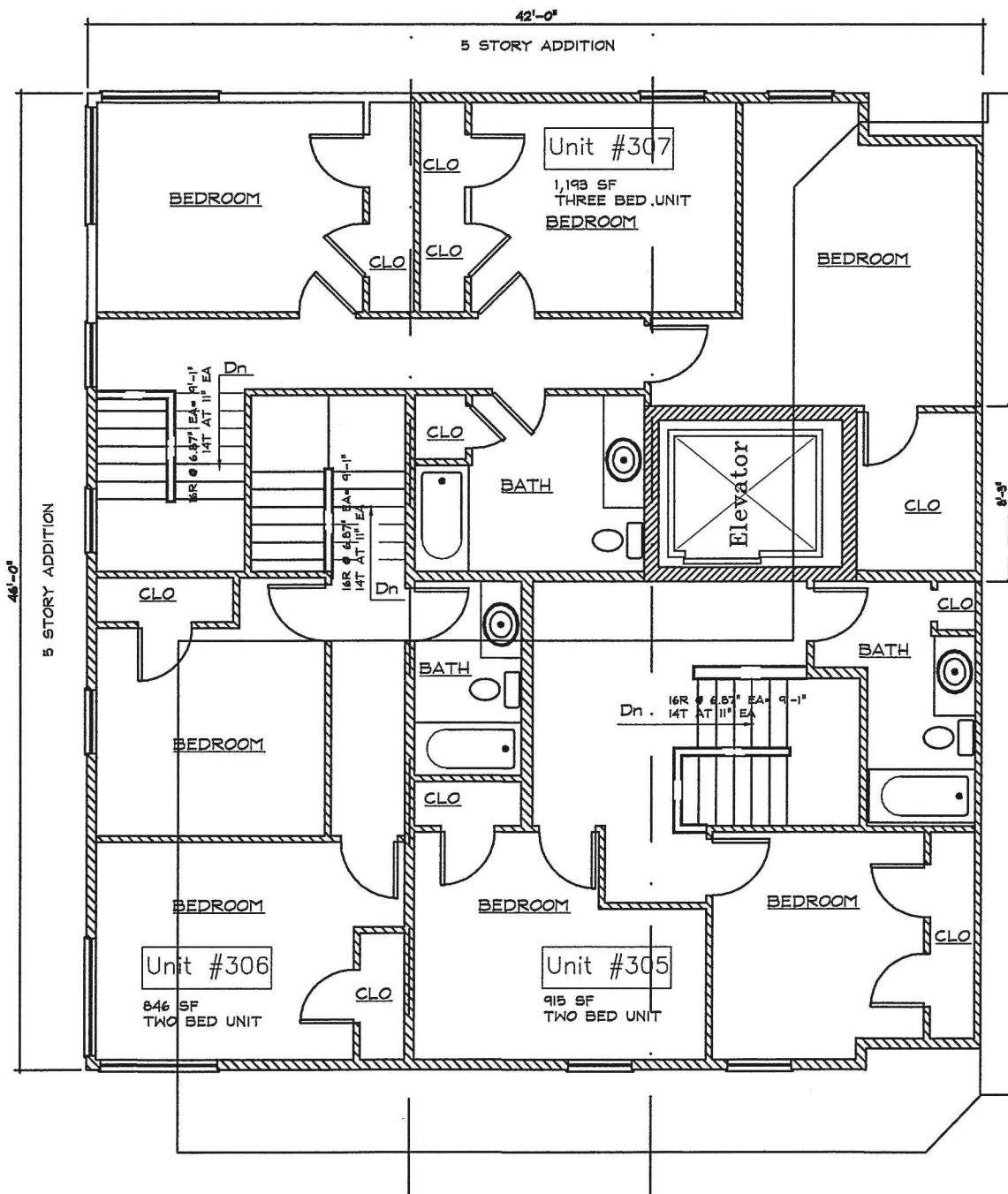
A3



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DEPARTMENT OF
PLANNING & ZONING

COLLEGE STREET



UNIT COUNT-
234 COLLEGE STREET

42'x46' ADDITION,
1,932SF PER FLOOR,
5 FLOORS - 9,660SF

- 5- LOWER LEVEL; 3 ONE BED UNIT, 2 TWO BED UNIT
5- FIRST FLOOR; 3 ONE BED UNIT, 2 TWO BED UNIT
6- SECOND FLOOR; 5 ONE BED UNIT, 1 TWO BED UNIT
7- THIRD AND 4 ONE BED UNIT, 2 TWO BED UNIT,
FOURTH FLOOR 1 THREE BED UNIT

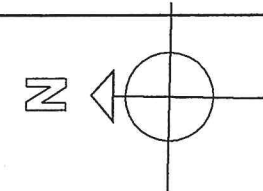
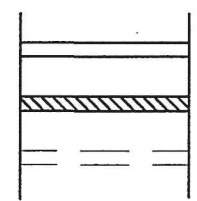
TOTAL # OF UNITS= 23 ONE & TWO BEDROOMS (NO EFFICIENCY)
TOTAL OF 32 BEDS

WALL KEY

WALLS TO REMAIN

NEW WALL

EXISTING WALL TO
REMOVED



4 4th FLOOR PLAN
SCALE: 1/8" = 1'-0"

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14

STEVE GUILD DESIGN, LLC

ONE STEELE STREET, BURLINGTON, VT 05401

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236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
4TH
FLOOR PLAN

DRAWING NO.
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Top of New Roof
48' - 3"

Top of Original Roof
44' - 11"

4th Floor
39' - 8"

3rd Floor
29' - 10 1/2"

2nd Floor
20' - 1"

1st Floor
9' - 1"

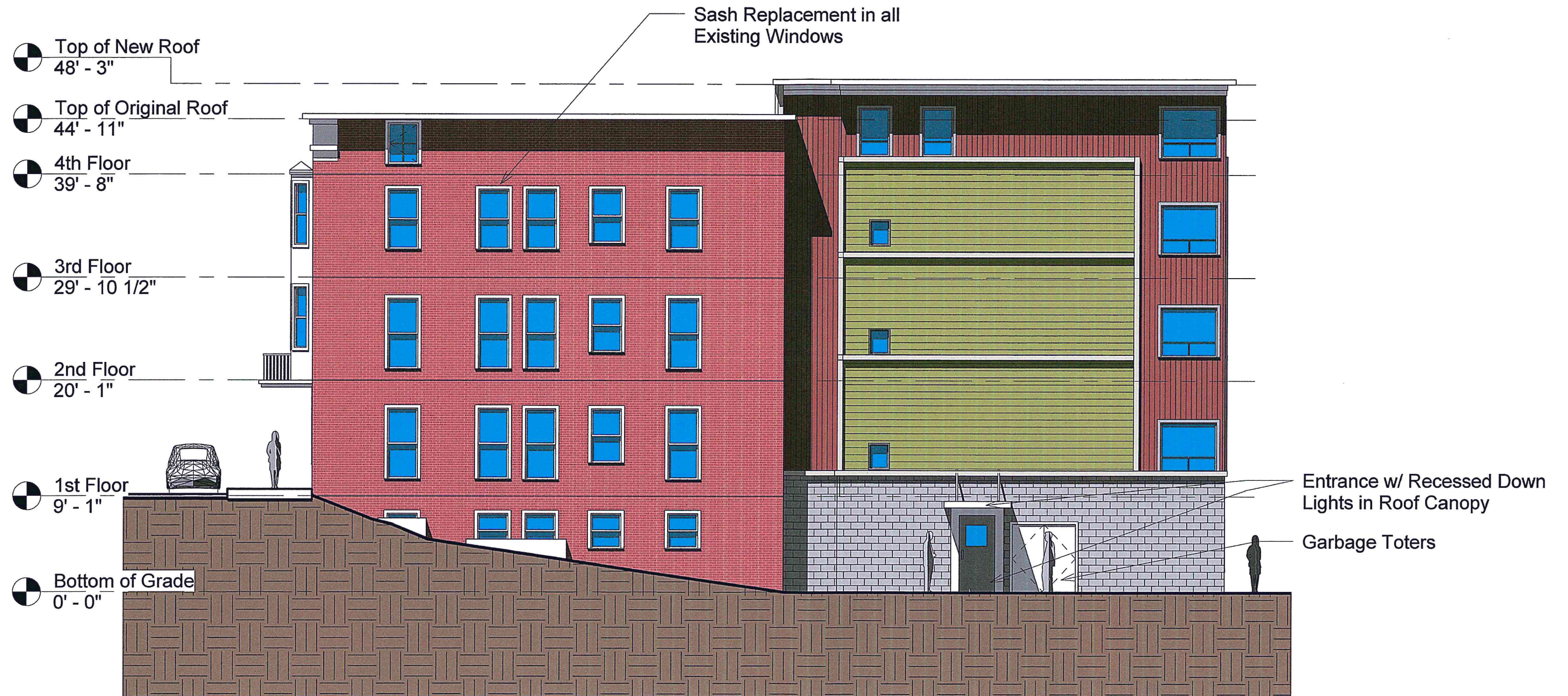
Bottom of Grade
0' - 0"



NORTH ELEVATION

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EAST ELEVATION

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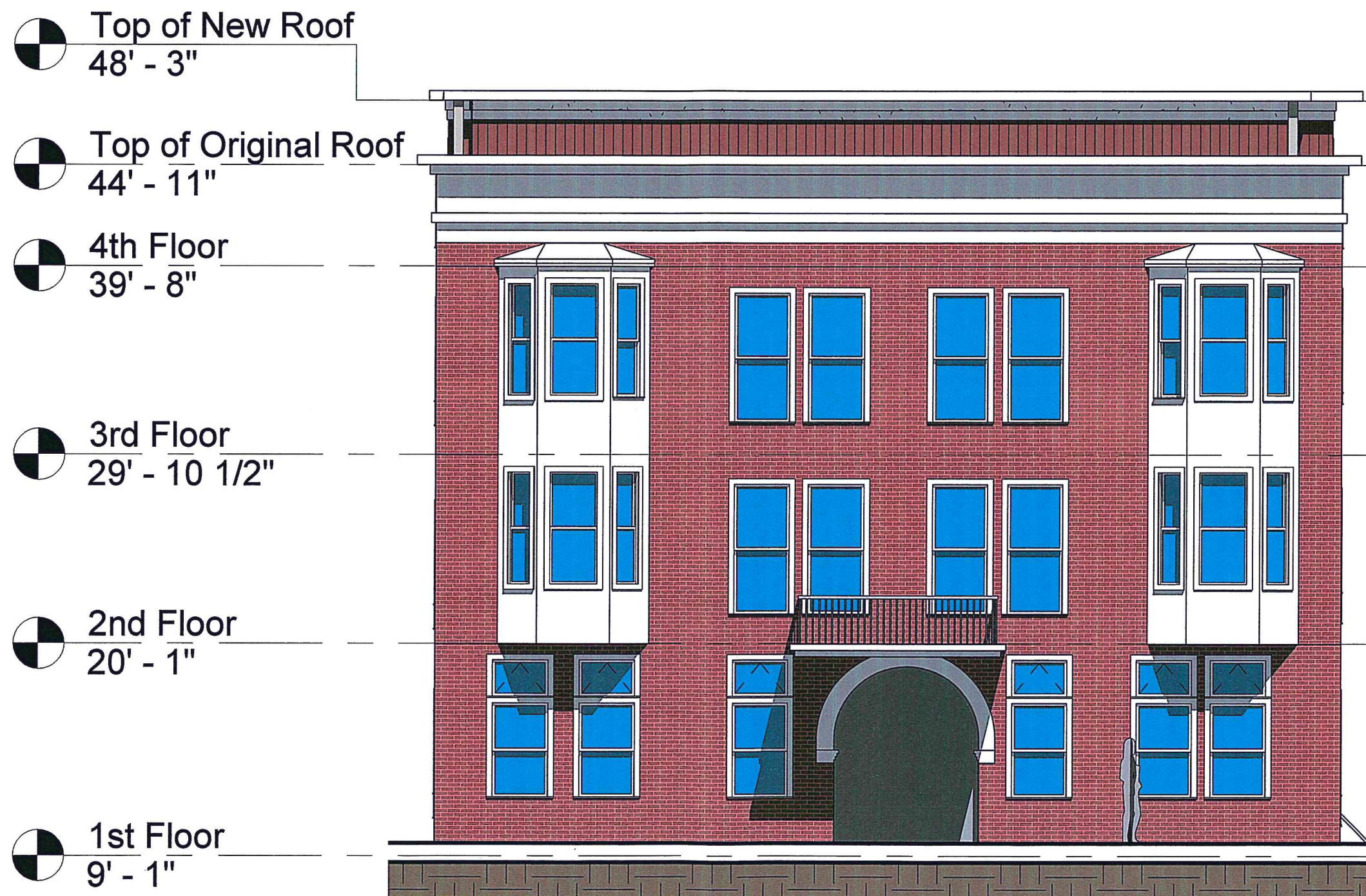
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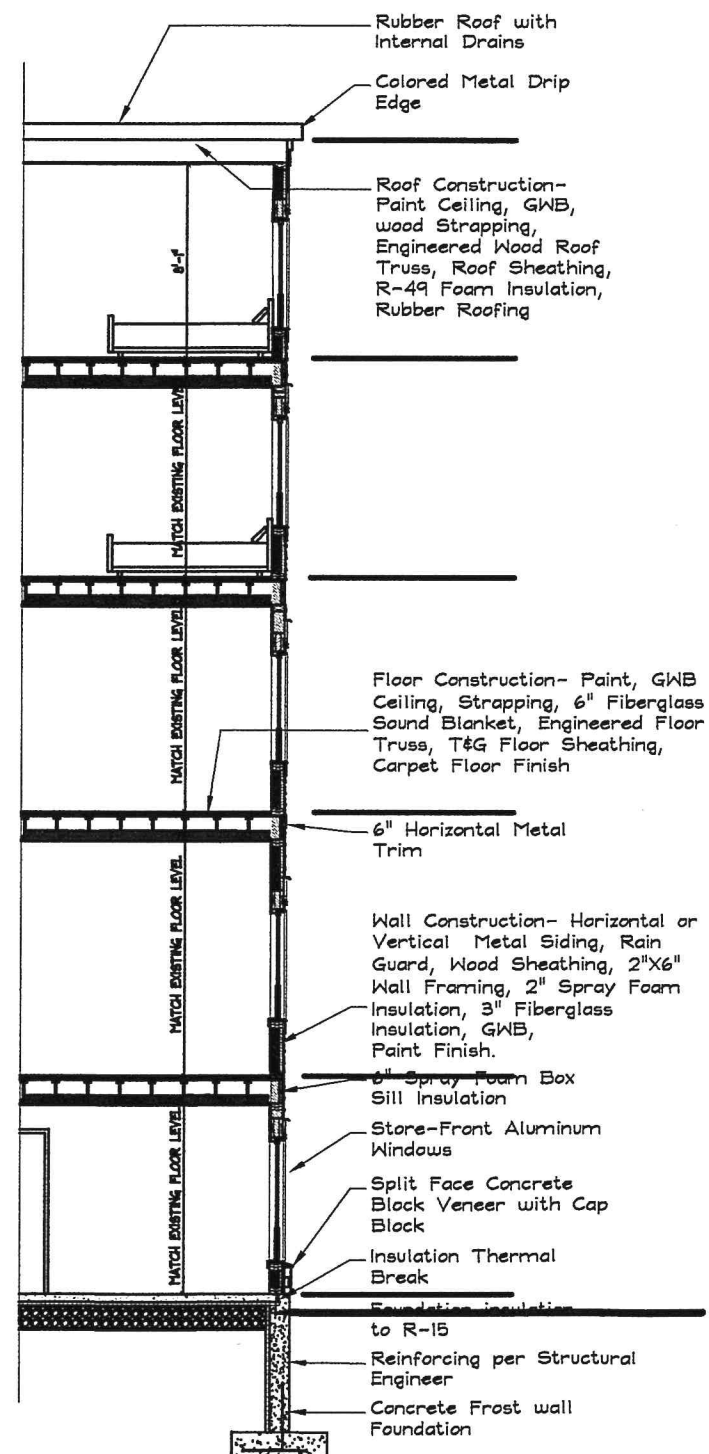
WEST ELEVATION

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SOUTH ELEVATION



Wall Section

SCALE: 1/8" = 1'-0"

STEVE GUILD DESIGN, LLC

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236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

DESIGN/DEVELOPMENT
DRAWINGS 9/30/14

SHEET TITLE:
WALL SECTION

DRAWING NO.

A9



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